



Sundew Croft High Green Sheffield S35 4DA
Guide Price £325,000

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GUIDE PRICE £325,000-£350,000 ** FREEHOLD ** Situated within a cul-de-sac, this attractive three double-bedroom detached home occupies a generous plot with gardens to the side and rear. The property also benefits from a double-width driveway, garage, uPVC double glazing and gas central heating, making it an excellent family home.

A composite entrance door opens into the welcoming hallway, which provides access to the ground-floor accommodation. The modern, contemporary kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. An excellent selection of integrated appliances includes a fridge, freezer, electric oven, microwave, dishwasher and washing machine. Further practical features include a useful pantry cupboard and understairs storage. The lounge provides an inviting living area, with an electric fire set within an attractive surround creating an appealing focal point. Sliding doors open directly onto the rear garden. The dining room features a generous opening into the conservatory, creating a versatile and sociable entertaining space. The conservatory benefits from an insulated roof, installed in 2020, and uPVC French doors opening onto the delightful rear garden. Completing the ground floor is a convenient WC.

To the first floor are three double bedrooms and a stylish shower room, together with access to a partly boarded loft providing useful additional storage. The principal bedroom features a range of fitted wardrobes and the added advantage of an eaves room with hanging rail, ideal for use as additional storage or a walk-in wardrobe. Bedroom two is another double room enjoying an outlook over the rear garden, while double bedroom three benefits from a fitted wardrobe and additional storage cupboard over the stairs. The stylish shower room is fully tiled and fitted with a contemporary WC and wash basin combination unit, complemented by white wooden shutters.

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- DOUBLE-WIDTH DRIVEWAY
- GARAGE
- MODERN FITTED KITCHEN
- LOUNGE & SEPARATE DINING ROOM
- CONSERVATORY WITH INSULATED ROOF
- STYLISH SHOWER ROOM
- GENEROUS SIDE & REAR GARDENS





OUTSIDE

To the front of the property is a double-width driveway, providing off-road parking and leading to the integral garage. An attractive lawned garden further enhances the frontage. Gated access to the side leads through to the fully enclosed rear garden, which has been thoughtfully arranged to provide a variety of outdoor spaces. A wooden decked seating area offers an ideal setting for outdoor dining and entertaining, complemented by a well-maintained lawn and two additional seating areas positioned throughout the garden. The garden is further enhanced by an attractive array of established shrubs and plants, creating a pleasant and inviting outdoor space. Additional features include a summer house, greenhouse and useful garden shed.

LOCATION

High Green is a popular residential area situated to the north of Sheffield, offering a pleasant balance between suburban living and easy access to the surrounding countryside. The area has a strong community feel and provides a range of local amenities, including shops, schools, parks and everyday services.

Well placed for access to Sheffield city centre and neighbouring areas, High Green also benefits from convenient road links, making it suitable for those commuting across Sheffield and South Yorkshire. Its location close to open countryside provides plenty of opportunities for walking and outdoor recreation.

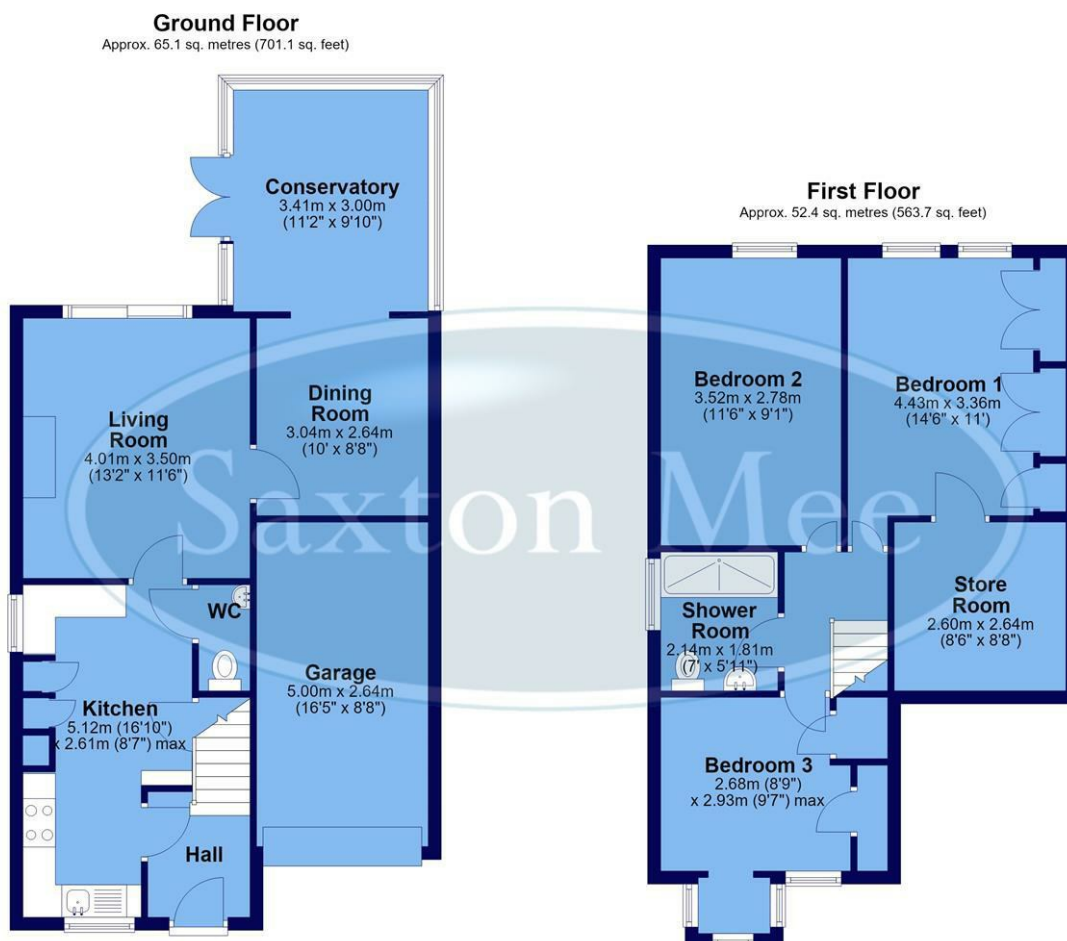
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		63	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	